

## PLANNING COMMISSION MINUTES

October 4, 1994

Present: Chairman Mark Green, Don Milligan, Lois Williams, Ken Cutler, Dick Dresher, Mike Homes, Elaine McKay, Dean Jolley; Barbara Halt, City Council Representative; Russell Mahan, City Attorney; Blaine Gehring, Planning and RDA Director; Connie Feil and Shirley Chevalier, Recording Secretaries

Excused: City Engineer Jack Balling

The minutes of September 20, 1994 were amended by Dick Dresher as follows:

Third paragraph, page 2: Nor fire protection a fire hydrant will be required at the end of the cul-de-sac, and additional tire hydrant(s) will have to be installed as required by the Fire Marshall. to be accessible to the homes at the end of the road. The homes will have to be fire sprinkled.

Page 2, second paragraph from the bottom, third sentence from bottom of paragraph: delete "can" and change to "cannot".

Page 3, third paragraph from the top, second sentence, change "it" to lot "97". Next sentence, delete first word "it" and change sentence to read, "Lot 97 ties into a private driveway".

Page 3, fifth paragraph, last sentence: And Mr. Blosch said he has designated four off-street parking spaces for each new lot.

Page 4, Site Plan, first sentence, change Its. to "are. after Mr. and Mrs. Pope.

Barbara Holt suggested adding to the minutes for the Windsor Park PUD, that some of the city's reasoning for proposing this project is that staff feels that sometime in the future this property will be developed and this was the best possible plan. Another factor is that if the road was made private for part of the way to the end of the cul-de-sac, the city would not have to assume full responsibility for maintenance of the road. Mr. Gehring suggested tabling approval of these minutes so that staff can sort through these suggestions and present them for approval at the next meeting.

Mike Holmes made a motion to table approval of the minutes of September 20, 1994; seconded by Dick if unanimously approved.

### Site Plans

10-4-94-3 Preliminary and final site plan approval for a remodel and addition of a new office building for Winder Dairy, 591 W. 2600 S., Colonial Square Shopping Center, Walley Page, Rep.

Dick Dresher excused himself from this item.

Winder Dairy is requesting the closure of one of their overhead drive-thru lanes to convert into a dell. They would like to develop the vacant parcel between them and Ho Ho Gourmet. A small building will be placed on the rear of the parcel and landscaped for outside picnic tables. No changes will be made to existing parking in the shopping center.

Elaine McKay made a motion to recommend to the City Council preliminary and final site plan approval for remodel and addition of a new once building for Winder Dairy at 591 W. 2600 S. In Colonial Square Shopping Center; seconded by Ken Cutler. The motion was approved by majority vote, Dick Dresher abstained from voting.

### Zoning Ordinance Amendments

10-4-94.4 Consider amendments to Chapter 15 regarding temporary uses.

When the new zoning ordinance was prepared, Chapter 15, Temporary and Seasonal Uses, temporary uses such as mobile classrooms, construction trailers, used car lot sales office, etc., were given a temporary Conditional Use Permit after being presented to the Planning Commission and holding a public hearing. However, itinerant businesses such as those on commercial parking lots were administered by Planning staff and issued a temporary business license. Temporary uses vs temporary businesses are very different. This chapter in the zoning ordinance is intended to regulate the temporary uses. Temporary businesses are regulated in the city code. The proposed amendments are for the purpose of separating the uses and businesses into their proper ordinances. Mr. Gehring presented to the Planning Commission his proposed amendment to Chapter 15. The Planning Commission made some minor adjustments to the proposal, and Mike Holmes made a motion to approve the amendments of Chapter 15 of the Zoning Ordinance, seconded by Dick Dresher, and unanimously approved. This recommendation will be sent to the City Council to set a public hearing date to adopt the amendments.

### Conditional Use Permits

94-14C.5 Conditional use permit for a temporary sales trailer for Willey Ford, 1800 S Main.

Blaine Gehring explained that Willey Ford would like a temporary office for selling horse trailers on the southwest corner of the Ford dealership building. The zoning ordinance provides for uses which are temporary in nature and are incidental to or related to an intended permanent use of the property, such as promotional sales or a mobile office..., (Section 14-15-101 (3)). The sales office will meet all building codes. This temporary sales permit will be issued for a six month period. An additional six months may be granted if plans for a permanent building have been approved.

Staff recommends granting the temporary conditional use permit subject to the following conditions:

1. All necessary building and electrical permits be secured and any applicable penalty fees paid. The building must pass all inspections before the permit will be issued.

2. The temporary mobile office may occupy the site for a period not to exceed six months unless an extension has been granted by the Planning Staff in accordance with the ordinance requirements.

Don Milligan made a motion to grant a temporary conditional use permit for the placement of a mobile office at 1800 S. Main subject to the recommendations outlined by staff; seconded by Dean Jolley. The motion was unanimously approved.

Meeting adjourned at 8:00 PM.